

COMMONWEALTH OF VIRGINIA

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VIRGINIA HOUSING COMMISSION

Housing Affordability Work Group June 19, 2007 1:00 PM House Room 1, State Capitol Meeting Summary

Members Present: Del. John Cosgrove, Sen. Mary Margaret Whipple, Del. Danny Marshall, T.K. Somanath, Melissa Bondi, Connie Chamberlin, Chip Dicks, M. Shea Hollifield, Judson McKellar, Jim Naggles, Jan Proctor, Bill Shelton, Candice Streett

I. Welcome and Call to Order, Delegate John Cosgrove (Chair)

- Meeting called to order at 1:03 pm.

II. HB 1789 Residential Landlord Tenant Act /mold claims (Kilgore, 2007)

- Chip Dicks, Martin Johnson (Virginia Association of Realtors) and Steve Pearson (Virginia Trial Lawyers).
- In 2003 a workgroup was formed on how to deal with the mold issue.
- The workgroup was to look at the obligations of the landlord to the tenant.
- There is a check-in inspection preformed by the landlord. The tenant has five days to object to anything in the residence and provide the landlord with information to fix the problems.
- There was a section that says "visible evidence of mold." If there is evidence, the tenant can get out of the contract.
- The landlord has to maintain the residence so there is no accumulation of moisture. There was discussion that the mold statute should be modeled after the lead based paint statute since there are so many changes to that particular issue.
- One problem addressed was the fact that insurance won't provide coverage for a landlord or agent if they miss a mold issue, but the tenant does have coverage.
- There was discussion that immunity from the insurance companies is not a solution.
- Immunization of the rental agents makes problems worse because you are eliminating the people who know how to remediate the mold issue.

DELEGATE JOHN A. COSGROVE
DELEGATE ROBERT D. HULL
DELEGATE DANIEL W. MARSHALL, III
DELEGATE MELANIE L. RAPP
DELEGATE TERRIE L. SUIT

SENATOR MAMIE E. LOCKE
SENATOR JOHN C. WATKINS
SENATOR MARY MARGARET WHIPPLE

F. GARY GARCZYNSKI
F. ANDREW HEATWOLE
T. K. SOMANATH

III. HB 2117 Community Investment Act (Marshall, R., 2007)

- Norman Kurland
- Please see documents.
 - HB 2352 Community Investment Corporation Bill
 - HB2352 Unanimous Illinois House of Delegates
 - Metro East Citizens Land Cooperative Invitation
 - Metro East Citizens Land Cooperative Talking Points
- Delegate Cosgrove expressed the sentiment of the Work Group that this legislation would have been served more appropriately by the Appropriations Committee and not the Housing Commission.
- The Work group will not recommend further study of this bill.

IV. Other Topics and Public Comment

- There are none.

V. Adjourn

- The meeting adjourned at 2:20 P.M.